

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  The Attorney Group Daniel King, SBN 207911 Kevin Tang, SBN 291051 3435 Wilshire Blvd Suite 1111 Los Angeles, CA 90010 Tel. (213) 388-3887 Fax. (213) 388-1744 Email: dking@theattorneygroup.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Salaheddine Elmoqaddem	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  Salaheddine Elmoqaddem	CASE NO.: 2:16-bk-23884-VZ CHAPTER: 11
Debtor(s).	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 02/06/2018	<b>Time:</b> 11:00 am
<b>Location:</b> 255 E. Temple Street, Ctrm 1368, Los Angeles, CA 90012	

**Type of Sale:** ☐ Public ☒ Private **Last date to file objections:** 01/23/2018

**Description of property to be sold:**  
106 Thurman Avenue SE, Atlanta Georgia 30315

**Terms and conditions of sale:**  
Life Marketing Group, Inc. ("Buyer") to purchase the property for \$49,000.00; sale is AS IS.

**Proposed sale price:** \$ 49,000.00

**Overbid procedure (if any):**

Not subject to overbid.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

2/6/2018 at 11 am; 255 E. Temple Street, Ctrm 1368, Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Kevin Tang, esq.  
The Attorney Group  
3435 Wilshire Blvd, Suite 111  
Los Angeles, CA 90010  
Tel. (213) 388-3887  
Fax. (213) 388-1744  
Email: tangkevin911@gmail.com

Date: 01/10/2018

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
3435 Wilshire Blvd, Suite 1111, Los Angeles CA 90010

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 01/10/2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Erin M McCartney: bankruptcy@zbslaw.com, emccartney@ecf.courtdrive.com  
Kelly L Morrison: kelly.l.morrison@usdoj.gov  
John J Stumreiter: jstumreiter@nemecek-cole.com, stumreiterlaw@gmail.com  
United States Trustee (LA): ustpreion16.la.ecf@usdoj.gov  
Padma Vaghela: pvaghela@americaninfosource.com

Valerie Smith: claims@recoverycorp.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 01/10/2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Judge, Vincent Zurzolo  
255 E. Temple Street  
Suite 1360  
Los Angeles, CA 90010

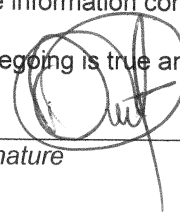
☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

01/10/2018      Dennis Peters  
Date                      Printed Name

  
Signature

**Service List**

**Debtor**

Salaheddine Elmoqaddem  
8747 Clifton Way, Apt #1  
Beverly Hills, CA 90211

Executive Financial En  
1606 Argyle Ave  
Los Angeles, CA 90028

**United States Trustee**

Queenie Ng,  
Office of the United States Trustee  
915 Wilshire Blvd., Suite 1850  
Los Angeles, CA 90017

FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812

Internal Revenue Service  
300 North Los Angeles Street, MS 5022  
Los Angeles, CA 90012

**Secured Creditors**

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW  
c/o Shellpoint Mortgage Servicing  
PO Box 10826  
Greenville, SC 29603

LVNV Funding, LLC  
c/o American Express Centurion Bank  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603

Greenpoint Mortgage Funding, Inc.  
981 Airway Court  
Suite E  
Santa Rosa, CA 95403

PRA Receivables Management, LLC  
PO Box 41021  
Norfolk, VA 23541

Ram Investments  
c/o John J. Stumreiter  
Nemecek & Cole  
15260 Ventura Blvd., Ste. 920  
Sherman Oaks CA 91403

PYOD, LLC  
c/o HSBC Private Label Acquisition  
Corporation (USA)  
Resurgent Capital Services  
PO Box 19008  
Greenville, SC 29602

**Twenty Largest Unsecured Creditors**

American Express Bank, FSB  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355

American Express Centurion Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355

Cavalry Investments, LLC  
500 Summit Lake Drive, Ste 400  
Valhalla, NY 10595